MORGAGES SALE

OF VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a certain mortgage from Paul A. Sill and June A. Sill to First Realty Mortgage Corp., dated January 18, 1971, and recorded among the Land Records of Frederick County, Maryland in liber 930, folio 914, default having occurred in the terms and conditions thereof, the undersigned, John H. Moore, Attorney, will on

WEDNESDAY, JANUARY 29, 1975

AT 11:00 O'CLOCK A.M.

offer for sale at public auction at the front door of the Court House in Frederick, Frederick County, Maryland, all of the property conveyed by said mortgage, being Lot #1, as shown on a plat of Section I, "Irongate" dated June 10, 1973, and recorded at Plat Book 9, follo \$1, one of the Plat Records of Frederick County, Maryland.

Said property is improved by a two story frame dwelling with aluminum siding, storm doors and windows, four bedrooms, two baths, full basement, hot water baseboard heat, well and septic tank; also two outbuildings, and being situate on the southwest side of Shookstown Road, Braddock Election District, Frederick County, Maryland.

A cash deposit of \$3,000.00 will be required at the time of sale. Balance payable in cash with interest at 11.38% per annum from the date of sale to the date of payment, within five days after final ratification of the same by the Circuit Court for Frederick County, Maryland.

Adjustments on all taxes, public charges and special or regular assessments, will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, recording, state revenue stamps, state and county transfer taxes, and all other costs incident to transfer of title and settlement are to be paid by the purchaser.

Property to be sold subject to a mortgage dated December 14, 1973, recorded among the Land Records of said County in liber 929, folio 312, securing The Equitable Trust Company \$28,509.00. Balance due there-under to be announced at the time of sale.

Compliance with terms of sale shall be made within five days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the default purchaser.

Rockville, Maryland 20850

JOHN H. MOORE, Attorney 30 Courthouse Square

Ejahet!